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STATE OF WISCONSIN

FIRST JUDICIAL DISTRICT

MILWAUKEE COUNTY COURTHOUSE
901 NORTH NINTH STREET, ROOM 609
MILWAUKEE, WISCONSIN 53233-1425

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**CHIEF JUDGE
DIRECTIVE
12-04**

DATE: February 27, 2012

TO: All Judges, All Court Commissioners, District Court Administrator, Deputy District Court Administrator, County Executive, Clerk of Circuit Court, Corporation Counsel, Sheriff, District Attorney, City Attorney, Public Defender, Court Coordinators, Managing Court Reporter, CCAP, Legal Resource Center, IMSD, Facilities Management, Press

FROM: Chief Judge Jeffrey A. Kremers

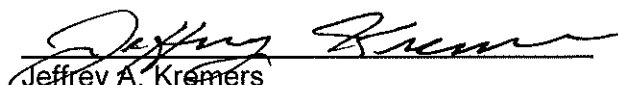
RE: **AMENDMENT TO DIRECTIVE 09-14 AS IT RELATES TO
FORECLOSURE PROCEDURES**

Effective March 1, 2012:

IT IS HEREBY DIRECTED that, until further order, in all foreclosure actions filed after the effective date of this order, the plaintiff shall attach to the summons and complaint served on the defendant/home owner the attached forms.

The forms, which shall be printed on pink paper, will be available at the Clerk of Courts office or can be downloaded from the Milwaukee County Court Services website.

Dated at Milwaukee, Wisconsin, this 27th day of February, 2012.


Jeffrey A. Kremers
Chief Judge

JAK: dla

Attachments



What is Foreclosure Mediation?

Mediation is simply an informal, voluntary and confidential meeting between you, your attorney if you chose one, your lender, your lender's local attorney and a trained third-party known as a mediator. The goal is to exchange information about your loan and see if foreclosure can be avoided by agreeing to other arrangements, such as a loan modification or repayment plan. If not, there can be conversation about ways to exit on a planned basis, like a short sale. This Mediation Program is approved by the Courts (but is outside of the Court proceedings) and is funded by the Wisconsin Department of Justice.

Is Mediation for Everyone? Who is Eligible for This Program?

You can apply to this Program if:

- You live in Milwaukee or Waukesha County,
- Live in and own the property that is in foreclosure,
- The foreclosure lawsuit has been started by the first mortgage owner (not a condo association, a taxing authority, or a second mortgage owner), and
- You are a borrower (you signed the mortgage note).

How Do I Apply for Mediation?

STEP 1: Within 30 days from the date you received the foreclosure Summons, complete the attached Request form and return it to MMFMP: Mail: P.O. Box 633, Milwaukee, WI 53201 Phone: (414) 939-8800 Fax: (414) 939-8803 Email: Apply@MediateMilwaukee.com Online: www.MediateMilwaukee.com/Apply <i>You have Completed Step 1. If you are deemed eligible for mediation, you will receive the name of your housing counselor within two (2) business days.</i>	STEP 2: Call and meet with your assigned housing counselor and help them put together a complete financial package. Promptly collect and deliver to them all of the items they request. This step is critical. This should be done within two (2) weeks or sooner.	STEP 3: Pay to MMFMP the application fee of \$150 by check, money order, or call to make a credit card/debit card payment.
PLEASE NOTE: You have not "applied for mediation" and are not "in mediation" until you have completed all three steps above. Once you have fully completed all three steps, you will be considered "in mediation."		

What Happens After I Complete the Three Application Steps?

Mediation is voluntary for you and your lender, so we will invite your lender to join. If they do not agree, we will refund all but \$25 of your fee. Most lenders agree to participate. If they agree, we will assign a neutral and impartial mediator and schedule your mediation session after they submit their fee of \$150.

Where Can I Find Legal Assistance?

Mediation program staff cannot give you legal advice, but there are legal resources available to you. Milwaukee County residents may contact The Legal Aid Society of Milwaukee Foreclosure Intake and Referral Specialist at (414) 727-5373 or the Marquette Volunteer Legal Clinic at (414) 278-2910. Waukesha County residents may contact the Waukesha Bar Association Lawyer Referral & Information Service at (262) 544-4016. Applying for Mediation is not the same as filing an "Answer" to the Complaint. A Sample Answer and Instructions may be found here: <http://milwaukee.gov/MJC>. For general foreclosure information, go to the Take Root Milwaukee website <http://takerootmilwaukee.com> or call their hotline (414) 921-4149.

Mediation Request Form



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Mail: P.O. Box 633, Milwaukee, WI 53201
 Phone: (414) 939-8800
 Fax: (414) 939-8803
 Email: Apply@MediateMilwaukee.com
 Online: www.MediateMilwaukee.com/Apply

Una version en Español de esta forma, Peticion de Mediación, es disponible en el siguiente sitio web, MediateMilwaukee.com

Daim ntawv thov sib hais txog nuj nqe vajtse muaj txhais ua lus Hmoob nyob hauv qhov MediateMilwaukee.com

Name of all Homeowner(s) (who has title):	
Name of all Borrower(s) (who signed the loan):	
Full property address (Street/City/State/ZIP):	
Mailing address (if different):	
Number of units at property location:	
Email:	
We prefer to use e-mail as our main way to contact you. Is that acceptable? <input type="radio"/> Yes <input type="radio"/> No	
Home Phone:	Work Phone:
Cell Phone:	Alternate Phone:
Best phone to reach you during the day? <input type="radio"/> Home <input type="radio"/> Work <input type="radio"/> Cell <input type="radio"/> Alternate	
Name of Lender/Plaintiff in your case:	
Name of Servicer (you make your mortgage payment to them):	
Name of County where this home is located:	
Case Number (located on your Summons): 20 CV	
Date you received the Summons and Complaint:	
Is this property your primary residence? <input type="radio"/> Yes <input type="radio"/> No	
Do you own the property? <input type="radio"/> Yes <input type="radio"/> No	
Did you sign the Mortgage Note? <input type="radio"/> Yes <input type="radio"/> No	
Have you started a bankruptcy that is still ongoing? <input type="radio"/> Yes <input type="radio"/> No	
Does an attorney represent you for your foreclosure? <input type="radio"/> Yes <input type="radio"/> No If yes, name:	
Have you met with a housing counselor? <input type="radio"/> Yes <input type="radio"/> No If yes, with whom have you met?	
If English is not your primary language, do you need an interpreter? <input type="radio"/> Yes <input type="radio"/> No If yes, what language?	
Have you received a prior loan modification for this property? <input type="radio"/> Yes <input type="radio"/> No	

How did you hear about the Milwaukee Foreclosure Mediation Program?

☐ Colored forms attached to summons (pink, yellow or green)

☐ Website (which one): ☐ Mediate Milwaukee ☐ Take Root ☐ HUD ☐ Milwaukee County

☐ Housing Counselor (Name):

☐ Radio announcement (which one): ☐ Take Root ☐ Other (describe):

☐ Hotline (which one): ☐ Take Root ☐ Legal Aid Society of Milwaukee ☐ Other (describe):

☐ Other (please explain):

Authorization for Research and Evaluation. The Metro Milwaukee Foreclosure Mediation Program is operated by Metro Milwaukee Mediation Services, Inc., under contract with the Milwaukee County Clerk of Circuit Courts, with grant funding from the Wisconsin Department of Justice. MMFMP will share your contact or financial information only with program partners, such as your HUD certified housing counselor, your attorney, or your lender's representatives. We also compile anonymous aggregate case file or results information for the purpose of evaluating our services, gathering valuable research information, designing future programs and engaging in academic research, analysis and publication. I consent to the use of my information for these purposes.

I also certify that I am the owner of the property that is subject to this foreclosure action, and I currently reside in this property.

Property Owner's Signature

Date

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Step 2:

Call and meet with your assigned housing counselor and help them put together a complete financial package. Promptly collect and deliver to them all of the items they request. This step is critical. This should be done within two (2) weeks or sooner.

Step 3:

Pay to MMFMP the application fee of \$150 by check, money order, or call to make a credit card/debit card payment.



A better way to a resolution.

The Metro Milwaukee Foreclosure Mediation Program is a service provided by Metro Milwaukee Mediation Services, Inc., funded by the Wisconsin Department of Justice and administered by the Milwaukee County Clerk of Circuit Courts.